

044.A

0002

0007.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

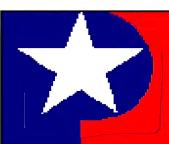
465,000 / 465,000

USE VALUE:

465,000 / 465,000

ASSESSED:

465,000 / 465,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
133 -135		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: PUSARA VIDAK	
Owner 2: HUSEINOVIC NEDZANA	
Owner 3:	

Street 1: 133 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 133-135 WEBSTER STREET LLC -

Owner 2: -

Street 1: 25 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 1016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8470																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	461,900	3,100		465,000		422424
							GIS Ref
							GIS Ref
							Insp Date
							04/01/21

Total Card	0.000	465,000	465,000
Total Parcel	0.000	465,000	465,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 457.68	/Parcel: 457.68

Entered Lot Size

Total Land:

Land Unit Type:

!16671!

PRINT

Date Time

12/30/21 22:54:27

LAST REV

Date Time

12/03/21 09:29:50

danam

16671

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
133-135 WEBSTER	69524-118		6/29/2017		891,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/1/2021		NEW CONDO		PT		Paul T																	
4/1/2021		Measured		PT		Paul T																	

Sign: / / /

VERIFICATION OF VISIT NOT DATA

